



**Townsend Planning Commission Meeting Agenda
March 10, 2021 @ 7:00 pm
Via Conference Call**

7:00 pm – PC Meeting

I. Call to Order

II. Opening Ceremonies

a. Roll Call

Troy Geiger, Sheryl Rojas, James Reyes, Louis Krause, Tom McDonald

b. Pledge of Allegiance

c. Visitor Acknowledgement

Jim Curran with KCI Technologies, Ray Peckifis- Townsend Acres landowner

d. Additions/Changes to the Agenda

e. Announcements

III. Minutes February 10th meeting to review and approve- Approved

IV. Townsend Acres to discuss their plan and reasoning for thinking they need variances.

Landowner/Developer Ray Peckifis gave a passionate speech to the commission members. He stressed his feelings of wanting to make this a good community that will fit with the plans of Townsend. A discussion of the variances the development is seeking is listed below:

R2 setbacks- Side yard short of 25 ft aggregate, but will not be less than 20 ft. Developer will also provide drainage if water gathers between homes.

2nd Access point- Current landowner won't sell. Developer will make entrance wider with a center median. Hopefully developer can purchase land prior to completion of the project and have the 2nd access point for public safety reasons.

Cul-de-sac- Five home limit and street length longer than 500ft currently in plan. The street is single loaded with 2-3 homes in the bulb so the commission feels this will work for the community.

Intersection location- Current zoning is currently being amended so this variance will not be necessary.

Per the Governor's request, all scheduled meetings will be held via electronic means. Residents will be able to view documents posted to the meeting tab on the Town website at www.townsend.delaware.gov or by joining the meeting via computer. Those wishing to attend may dial 1(301)715-8592. When directed, provide following meeting ID 407 702 6733# and then the following password 332763# to enter the meeting. If you choose to access the meeting online

If you choose to access the meeting online join the online meeting:

<https://us02web.zoom.us/j/4077026733?pwd=TjJ6NmhzMHdOT1dDa3h0Ty8wY0pUQT09>

Minimum slope of 2%- Developer insists 1.5% and grading will be done so no puddling in yards or flow across sidewalks, also there are no basements in proposed homes. Developer will install drains in between homes if necessary.

Pavement width- Developer plan shows 24 ft width but Town zoning requires 28ft. Narrow roadways are a constant complaint issue in the newer developments and will not support the narrower roads. Developer will try and widen roads to 26 ft width on single load roads but other remain at 28 ft.

Cul-de-sac diameter- Developer's sketch shows an 80 ft diameter and current zoning is 100 ft with a grass center. Again, there are only 2-3 homes in the bulb so the smaller diameter may work for the community. Developer said they can also place parking restrictions in the deed restrictions to aid in emergency vehicle access.

V. Review Chapter 24, submit revision letter to Town to replace document

Current changes minor but will be reviewed for vote at April meeting.

VI. Discuss any new proposals that have been submitted

No new proposals

VII. Adjourn